



## PLANNING BOARD

P.O. Box 1305  
Littleton, Massachusetts 01460

# FYI

### **PUBLIC HEARING ZONING AMENDMENT RETAIL USE/CONCEPT PLAN**

The Town of Littleton Planning Board will hold a Public Hearing on Thursday, April 26, 2007 at 8:00 p.m. in Room 103 of the Shattuck Street Town Hall to consider amending the Zoning Bylaw, Chapter 173-2 and 173-87 and 173-88 of the Code of the Town of Littleton regarding Major Commercial and Industrial Uses according to MGL Chapter 40A, Section 5.

The proposed amendment is to require Town Meeting approval of a Concept Plan for any new retail use of 60,000 square feet or more. The complete text of the proposed zoning amendment is on file at Town Clerk and Planning Board offices and can be viewed during their office hours or online at [www.Littletonma.org](http://www.Littletonma.org). See Warrant Article #14.

Any person interested or wishing to be heard on the proposed zoning amendment should appear at the time and place designated.

The Town of Littleton does not discriminate on the basis of disability. Further, a signed translation of this hearing will be provided for the hearing impaired upon request by contacting the Planning Board Office at 978-486-9733 one week prior to the meeting date.

A handwritten signature in black ink, appearing to read "Gregg S. Champney".

Gregg S. Champney, Clerk

## **ZONING AMENDMENT: WARRANT ARTICLE # 14**

To see if the Town will vote to amend § 173-2 of the Town Bylaws by adding the following definition:

“173-2 CONCEPT PLAN — A development plan, building plans, impact analyses and other materials as required herein, subject to approval by two-thirds vote of the Town Meeting.”

And to amend §§173-87 and 173-88 by adding the following:

“173-87

C. Any commercial or industrial use which qualifies as a major commercial or industrial use, as defined under § 173-86, and is equal to or more than sixty thousand (60,000) square feet gross floor area in retail use, shall require concept plan approval, as defined under § 173-2, prior to being acted upon for special permit approval. Town Meeting concept plan approval may be made with conditions or limitations. Special permit approval shall not be given by the Planning Board unless the proposal is determined to be consistent with the approved concept plan and the remaining requirements of ARTICLE XVIII.

173-88

C. Major projects.

1. A schematic development plan, indicating the location of the boundaries of the lot, buildings, roads, drives, parking, reserved open space, wells, on-site disposal facilities, drainage system, topography and grading, areas of retained vegetation and planting areas.

2. Floor plans and architectural elevations of all planned structures and any existing structures.

3. Materials indicating the proposed maximum number of square feet of gross floor area for each category of land use (See § 218-13, Schedule of Use Regulations); analysis supporting the demand for such use, indicating the anticipated market area and the anticipated Littleton market share; methods of water supply and sewage disposal; time schedule for construction of units and improvements; service improvements proposed to be at the developer's expense and those anticipated at the Town's expense; and means, if any, of providing for design control.

4. Analysis of the consequence of the proposed development, evaluating the following impacts at a level of detail appropriate to the scale of the development proposed:

a. Natural environment: groundwater and surface water quality, groundwater level, stream flow, erosion and siltation prevention measures, vegetation removal (especially unusual species and mature trees) and wildlife habitats

b. Public services: traffic safety and congestion, need for water system improvements, need for additional public recreational facilities and need for additional school facilities.

c. Economics: municipal costs and revenues, local business activity and local jobs

d. Visual environment: visibility of buildings and parking and visual consistency with existing development in the area.”

Or to take any other action in relation thereto.

**March 6, 2007 Version for Warrant**

**April 3, 2007 Version for Public Hearing**